



CITY OF SANTA BARBARA

ORDINANCE COMMITTEE AGENDA REPORT

AGENDA DATE: April 26, 2011

TO: Ordinance Committee Members

FROM: Building and Safety Division, Community Development Department

SUBJECT: Amendment To Adopted Plumbing Code

RECOMMENDATION:

That the Ordinance Committee recommend that Council adopt, by reading of title only, An Ordinance of the Council of the City of Santa Barbara Amending Section 22.04.030 of Chapter 22.04 of Title 22 of the Santa Barbara Municipal Code Concerning Local Amendments to the California Plumbing Code.

DISCUSSION:

This amendment would restore two previous requirements that were inadvertently dropped when the new building codes were adopted this last January. These items were originally requested by our Water Resources Division as tools in State and Federal required Water Conservation Best Management Practices several code cycles ago and should have been brought forward as part of our current adopting ordinance.

Proposed Changes:

The proposed changes involve the addition of a new subsection B to Section 22.04.030 of the Municipal Code that will add two subsections to Section 402 of the California Plumbing Code. The first subsection requires fountains to have "recirculation" pumps and to not be connected to the potable water system. The second subsection requires car wash facilities to recycle their rinse water for use as wash water on subsequent washes.

ATTACHMENT: Draft Building Code Ordinance Amendments

PREPARED BY: Chris Hansen, Inspection/Plan Check Supervisor

SUBMITTED BY: Paul Casey, Assistant City Administrator/Community Development Director

APPROVED BY: City Administrator's Office

ORDINANCE COMMITTEE DISCUSSION DRAFT 4/26/2011
SHOWING ADDITIONS TO EXISTING CODE

ORDINANCE NO. _____

AN ORDINANCE OF THE COUNCIL OF THE
CITY OF SANTA BARBARA AMENDING
SECTION 22.04.030 OF CHAPTER 22.04 OF
TITLE 22 OF THE SANTA BARBARA
MUNICIPAL CODE CONCERNING LOCAL
AMENDMENTS TO THE CALIFORNIA
PLUMBING CODE

WHEREAS, model construction codes are developed and published periodically by professional organizations of building official experts; and

WHEREAS, these codes are adopted by the State of California and by local communities with amendments pertinent to local conditions; and

WHEREAS, the City of Santa Barbara relies on local ground and surface water for its local water supplies; and

WHEREAS, drought conditions are common occurrences within Santa Barbara and the surrounding areas; and

WHEREAS, local topography and climate present unique fire hazard and fire abatement conditions; and

WHEREAS, local geological conditions present unique geophysical hazards; and

WHEREAS, the City Council of the City of Santa Barbara finds that such local geological, topographic and climatic conditions warrant certain amendments to the model codes related to construction;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SANTA BARBARA DOES ORDAIN AS FOLLOWS:

SECTION 1. Section 22.04.030 of Chapter 22.04 of Title 22 of the Santa Barbara Municipal Code is amended to read as follows:

22.04.030 Amendments to California Plumbing Code.

The 2010 California Plumbing Code, as adopted by reference pursuant to this Chapter, is amended as set forth in this Section 22.04.030.

A. Section 103.4.1 of the California Plumbing Code is deleted in its entirety and readopted to read as follows:

103.4.1 Permit Fees. The fee for each permit shall be established by resolution of the City Council of the City of Santa Barbara.

B. Section 402 of the California Plumbing Code is amended by the addition of subsections 402.7 and 402.8 to read as follows:

402.7 Fountains. All fountains and other decorative bodies of water shall be equipped with a recirculation system and shall be designed to operate without a continuous supply of water.

402.8 Vehicle Wash Facilities.

402.8.1. All vehicle wash facilities using conveyORIZED, touchless and/or rollover in-bay technology shall reuse a minimum of fifty percent (50%) of water from previous vehicle rinses in subsequent washes.

402.8.2. Vehicle wash facilities using reverse osmosis to produce water rinse with a lower mineral content, shall incorporate the unused concentrate in subsequent vehicle washes.

402.8.3. All hoses pipes and faucets designed for the manual application of water to vehicles at vehicle wash facilities shall be equipped with a positive shut-off valve designed to interrupt the flow of water in the absence of operator applied pressure.

BC. Section 412.1 of the California Plumbing Code is amended to read as follows:

412.1 Fixture Count. Plumbing fixtures shall be provided for the type of building occupancy and in the minimum number shown in Table 4-1[OSHPD 1, 2, 3 and 4] and Table 4-2.

Exception: Within existing buildings, the Chief Building Official may make alternate consideration findings for partial compliance on the basis of the following criteria:

1. The cost of compliance is in excess of 15% of all cost of construction as proposed or incurred within one (1) year before or after the work proposed; and
2. The proposed use does not intensify the occupant load by more than 15% of the existing occupant load; and
3. Water closets are not reduced by more than one fixture from that required under CPC Table 4-1 criteria for the use proposed; and
4. Other physical constraints of existing buildings and occupancies relative to disabled access regulations exist.

CD. Chapter 4 of the California Plumbing Code is amended to add Section 419 "Water Meters Required," to read as follows:

419. Water Meters Required.

419.1. Group R Occupancies. Each dwelling unit, including, but not limited to, apartments units, shall be served by a separate City water meter. Except in projects of less than five (5) dwelling units, such meter shall serve only uses within the dwelling unit, and other uses shall be served by an additional separate City water meter.

419.2. Occupancies Other Than Group R. All occupancies other than Group R on a single parcel of land may be served by a single meter, except that no such meter shall also serve any Group R occupancy.

DE. Section 603.0 of the California Plumbing Code is amended to read as follows:

603.0 Cross-Connection Control. Cross-connection control shall be provided in accordance with the provisions of this chapter and Sections 7583 through 7630, “Drinking Water Supplies,” of Title 17 of the California Administrative Code, and where there is a conflict between the requirements, the higher level of protection shall apply.

No person shall install any water-operated equipment or mechanism, or use any water-treating chemical or substance, if it is found that such equipment, mechanism, chemical, or substance causes pollution or contamination of the domestic water supply. Such equipment or mechanism shall be permitted only when equipped with an approved backflow prevention device or assembly.

EF. Section 608.2 of the California Plumbing Code is amended to read as follows:

608.2 Excessive Water Pressure. Regardless of the pressure at the main, all occupancies served by the City of Santa Barbara Water Resources Division shall be equipped with an approved pressure regulator preceded by a strainer (unless a strainer is built into the device). Any irrigation system or other secondary piping that bypasses said regulator shall be equipped with its own approved pressure regulator and strainer, installed upstream of any piping, backflow device, valve, solenoid or outlet. Such regulator(s) shall control the pressure to all water outlets in the building unless otherwise approved by the Authority Having Jurisdiction. Each such regulator and strainer shall be accessibly located above ground or in a vault equipped with a properly sized and sloped bore-sighted drain to daylight, shall be protected from freezing, and shall have the strainer readily accessible for cleaning without removing the regulator or strainer body or disconnecting the supply piping. Pipe size determinations shall be based on 80 percent of the reduced pressure when using Table 6-6. An approved expansion tank shall be installed in the cold water distribution piping downstream of each such regulator to prevent excessive pressure from developing due to thermal expansion and to maintain the pressure setting of the regulator. The expansion tank shall be properly sized and installed in accordance with the manufacturer's instructions and listing. Systems designed by registered engineers shall be permitted to use approved pressure relief valves in lieu of expansion tanks, provided such relief valves have a maximum pressure relief setting of one hundred (100) pounds per square inch (689 kPa) or less.

FG. Section 710.0 of the California Plumbing Code is amended to add Sections 710.14 and 710.15 to read as follows:

710.14 Sewage Pump Signaling Device. Specially designed sewage disposal systems which depend upon a sewage lift pump or ejector for their operation shall be provided with an approved audible signaling device to warn building occupants in the event of pump failure.

710.15. Approved Type Backwater Valve. When the valuation of an addition, alteration, or repair to a building exceeds \$1,000.00, or when additions, alterations, or repairs are made to the plumbing system or fixtures and a permit is required, an approved backwater valve shall be installed in accordance with Section 710.0 of this Code.

Exception: Repairs to the exterior surface of a building are exempt from the requirements of this section.

GH. Section 713.0 of the California Plumbing Code is amended to read as follows:

713.2. When no public sewer intended to serve any lot or premises is available in any thoroughfare or right-of-way abutting such lot or premises, drainage piping from any building or works shall be connected to an approved private sewage disposal system.

Approved private systems may be used until a public system is available. Upon written notice by the Chief Building Official to the record owner of title, such private systems shall be abandoned in accordance with the provisions of Section 722.0 of this code, and permits to connect to the public system must be secured.